

# City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON  
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COUNCIL MEMBER GABE LELAND, MEMBER  
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks  
Assistant City Council Committee Clerk

THURSDAY, APRIL 18, 2019

10:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT
- D. 10:05 A.M. – PUBLIC HEARING – RE: Petition of Karasi Development Group, LLC (#570), request to establish a Commercial Rehabilitation District in the area of Atkinson Avenue and Rosa Parks Boulevard, Detroit, Michigan, in accordance with Public Act 210 of 2005. (Karasi Development Group, LLC; All Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)

### UNFINISHED BUSINESS

- 1. Status of Council Member Raquel Castaneda-Lopez submitting memorandum relative to Development Commitments made regarding District Detroit. (BROUGHT BACK AS DIRECTED ON 4-11-19)
- 2. Status of Council President Pro Tem Mary Sheffield submitting memorandum relative to Request for Affordable Housing Information Related to Residential Housing Developments which Received Tax Incentives. (BROUGHT BACK AS DIRECTED ON 4-11-19)
- 3. Status of Council President Pro Tempore Mary Sheffield submitting memorandum relative to Affordable Housing Task Force. (BROUGHT BACK AS DIRECTED ON 4-11-19)

4. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(BROUGHT BACK AS DIRECTED ON 3-28-19)**
5. Status of **Legislative Policy Division** submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 3-28-19)**
6. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(BROUGHT BACK AS DIRECTED ON 3-28-19)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts:**

7. Submitting reso. autho. **Contract No. 6001460** - 100% Federal Funding ó AMEND 16 To Provide Shelter, and Access for the Resources that are needed for Homeless Individuals. ó Contractor: Neighborhood Service Organization. ó Location: 3430 Third St., Detroit, MI 48201 ó Contract Period: July 1, 2019 through December 31, 2019 ó Total Contract Amount: \$150,000.00. **HOUSING AND REVITALIZATION** *(This Contract Amendment is for an Extension of Time, and an Updated Scope of Work only. Original Contract Expiration 6/30/19.)* **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**
8. Submitting reso. autho. **Contract No. 6002005** - 100% City Funding ó To Provide Construction Management Services for Housing and Revitalization Departments 0% Interest Home Repair Loan Program. ó Contractor: GS Group, LLC ó Location: 17800 Woodward Ave., Ste. 200, Detroit, MI 48203 ó Contract Period: Upon City Council Approval through May 5, 2020 ó Total Contract Amount: Not to Exceed \$500,000.00. **HOUSING AND REVITALIZATION** **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**

### **CITY PLANNING COMMISSION**

9. Submitting reso. autho. Request of Method Erskine, LLC to approve site plans for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4 of the 1984 Detroit City Code, Chapter 61, Zoning, for the redevelopment of residential property commonly referred to as 304 Erskine **(RECOMMEND APPROVAL WITH**

**CONDITIONS). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**

10. Submitting Report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for residential housing units with ground-floor retail and commercial space generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**
11. Submitting Report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 to modify the existing PD-H (Planned Development District-Historic) zoning classification, established by Ordinance 25-96, to allow for eight (8) townhouse units on the properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

12. Submitting reso. autho. Property Sale 3323 Dearing, Detroit, MI 48212. **(The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Abdul Hamid (The "Purchaser"), to purchase certain City-owned real property at 3323 Dearing, Detroit, MI (the "Property") for the purchase price of Ten Thousand Two hundred Eighty and 00/100 Dollars (\$10,280.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**
13. Submitting reso. autho. Property Sale 3052 Lothrop, Detroit, MI 48206. **(The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Ishtiaq Rafiuddin (the "Purchaser"), to purchase certain City-owned real property at 3502 Lothrop, Detroit, MI (the "Property") for the purchase price of Fifteen Thousand and 00/100 Dollars (\$15,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**
14. Submitting reso. autho. Property Sale 13927, 13711, 13703, 13739, 13699, 13695, 13691, 13687, 13685, 13679, 13665, 13659 and 13639 Livernois, Detroit, MI 48238. **(The City of Detroit Planning and Development Department ("P&DD") has received an offer from Pan African Orthodox Christian Church (the "PAOCC"), a Michigan nonprofit corporation (a/k/a The Shrine of the Black Madonna), to Purchase certain City-owned real property at 13927, 13711, 13703, 13739, 13699, 13695, 13691, 13687, 13685, 13679, 13665, 13659 and 13639 Livernois, Detroit, MI (the "Properties"). Under the terms of the proposed Purchase Agreement, the properties will be conveyed to the PAOCC for**

**the purchase price of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**

15. Submitting reso. autho. Property Sale 4101 Grandy, Detroit, MI 48207. **(The City of Detroit Planning and Development Department (“P&DD”) has received an offer from Andrew Kem (the “Purchaser”), to purchase certain City-owned real property at 4101 Grandy, Detroit, MI (the “Property”), for the purchase price of Forty Eight Thousand and 00/100 Dollars (\$48,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**
16. Submitting reso. autho. Land Transfers/Property Sales/ Property Sales by Development Agreement In support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have been in discussions to bring about the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**

#### **MISCELLANEOUS**

17. **Council Member Roy McCalister** submitting memorandum relative to Status update of viaducts and to provide a report as to who has ownership of, and is responsible for them. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**
18. **Council President Brenda Jones** submitting memorandum relative to the Law Department drafting an ordinance allocating 20% of all compliance fees to the Skilled Trades Readiness Fund. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 4-18-19)**